MINUTES – Opening Remarks

Planning Commission Meeting: July 27, 2026

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chairman Wayne Janner** presiding. Commissioners Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Megan Lynn, Scott Seeling, and Jim Terrones were present. Commissioner Taylor Breen was absent.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner provided opening remarks regarding the purview of the Planning Commission and the procedures for the public hearing.

Chair Janner referenced tonight's consent agenda which included five items and provided procedural information about the consent agenda.

Chair Janner asked if any items needed to be removed for separate discussion or additional information, but no Commissioners made a request.

A motion to approve MN26-0727, Planning Commission meeting minutes of July 13, 2026, was made by **Commissioner Seeling** and seconded by **Commissioner Chapman**. The motion passed 8 to 0.

MINUTES

Planning Commission Meeting: July 27, 2026

Application:	**PR26-0012:** A revised preliminary site development plan for Faith Technologies Incorporated (FTI), containing three (3) lots and four (4) tracts on approximately 126.3 acres, located southwest of W. 167th Street and S. Lone Elm Road.

A motion to approve PR26-0012 as stipulated was made by **Commissioner Seeling** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.10.a(3) to permit glass percentages on primary façades as shown on the architectural elevations dated July 14, 2026.

2. A waiver is granted from UDO 18.15.020.G.10.a(4) to permit articulation of primary façades as shown on the architectural elevations dated July 14, 2026.

3. A waiver is granted from UDO 18.15.020.G.10.a(2) to permit visible overhead doors to face arterial roadways, as shown on the architectural elevations dated July 14, 2026.

4. A waiver is granted from UDO 18.15.020.G.10.a(2) to permit the proposed architectural and screening treatments of visible overhead doors as shown on the architectural elevations dated July 14, 2026.

5. If the southerly offsite access (171st Street) as illustrated on the preliminary plan cannot be negotiated with the adjacent landowner, temporary full access to Lone Elm will be permitted approximately 600 feet north of future 171st street. Once the permanent southerly access (171st Street) is constructed, the temporary full access to Lone Elm must be removed.

6. Left and right turn lanes must be installed on Lone Elm Road for the temporary access point, located approximately 600 feet north of future 171st Street.

7. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated February 2026, the Olathe Access Management Plan,

and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and must adhere to Access Management Plan and City Engineer requirements.

8. Outdoor storage of materials, products, and equipment must not be visible from arterial and collector roadways (excluding visibility at access driveways), and must not extend beyond the front lines of building facades which are adjacent to collector and arterial roadways.

9. Any fence which extends beyond the front line of the building must be decorative in nature and will not consist of chain-link material. Stone columns must be incorporated with fencing along arterial roadways, at a minimum spacing of 100-feet on center. Barbed wire fencing is not permitted on the property.

10. If any approximately 10-foot tall overhead doors are visible from public roadways (excluding visibility at access driveways) following the construction and installation of all approved screening methods, then overhead canopies or overhangs must be installed, in accordance with UDO 18.15.020.G.10.

11. Security gates installed for any of the buildings must be installed such that adequate staging is provided onsite for trucks entering the development. No trucks are permitted to be staged on public streets in accordance with UDO 18.30.160.L.

12. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

MINUTES

Planning Commission Meeting: July 27, 2026

Application:	**MP26-0006:** A minor plat for Villas at Hilltop Farms, Replat Lot 13, located at 17218, 17222, and 17226 W. 174th Terrace.

A motion to approve MP26-0006 was made by **Commissioner Seeling** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

MINUTES

Planning Commission Meeting: July 27, 2026

Application:	**FP26-0011:** A final plat for Stonebridge Manor, Fifth Plat, containing 25 lots and three (3) tracts on approximately 6.76 acres, located southeast of W. 167th Street and S. Mur-Len Road.

A motion to approve FP26-0011 was made by **Commissioner Seeling** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

MINUTES

Planning Commission Meeting: July 27, 2026

Application:	**FP26-0015:** A final plat for Olathe Fire Station No. 4, containing one (1) lot on approximately 1.66 acres, located at 13301 S. Mur-Len Road.

A motion to approve FP26-0015 was made by **Commissioner Seeling** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

MINUTES

Planning Commission Meeting: July 27, 2026

Application:	**SU26-0006:** A special use permit for Community Food and Personal Support Services, Nonresidential for Starfish Project Foundation, located southwest of W. 135th Street and S. Brougham Drive.

The minutes for this item will be forthcoming on the next Planning Commission meeting.

MINUTES – Closing Remarks

Planning Commission Meeting: July 27, 2026

There were no announcements.

Meeting adjourned.